

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF RHODE ISLAND

In Re: Joseph Morel and Pamela Morel      Case No. 09-11246  
Chapter 13

CONSENT ORDER

This matter is before this Court, upon the motion U.S. Bank National Association, as Trustee for TBW MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2 ("Lender") for Relief from the Automatic Stay, with respect to property located at 275 Frenchtown Road, East Greenwich, RI 02818 (the "Property"), and pursuant to agreement of Lender and Joseph Morel and Pamela Morel ("Debtors"), it is hereby ordered as follows:

- 1) Lender withdraws its Motion for Relief from the Automatic Stay.
- 2) Debtors have been approved for a modification of their first mortgage to Lender.

- 3) The terms of the proposed loan modification are as follows:

Total Modified Payment: \$1,089.37  
Principal & Interest: \$507.96  
Escrow: \$581.41

Amount Capitalized: \$42,328.19

Current Unpaid Principal Balance: \$167,739.19

Interest Rate: 2.000% - 09/01/2010: P&I @ \$507.96  
3.000% - 09/01/2015: P&I @ \$590.13  
4.000% - 09/01/2016: P&I @ \$676.86  
4.625% - 09/01/2017: P&I @ \$732.85

Principal Forbearance: \$180,589.00  
Balloon Payment: \$92,406.33

Maturity Date: 03/01/2036  
Modification Effective Date: 09/01/2010

- 4) Lender is entitled to recover its attorney's fees of \$150.00 from Debtors, which will be added to the total amount due on the loan.

- 5) This Consent Order shall have the effect of an order of the Bankruptcy Court upon approval by the Bankruptcy Court. The entering of this Order indicates Court approval of the proposed modified terms of the mortgage.

Lender,  
by its Attorney

Debtors,  
by their attorney

/s/ Joseph M. Dolben  
Nicholas Barrett & Associates  
Joseph M. Dolben, Esq. (7916)  
999 South Broadway  
East Providence, RI 02914  
(401) 654-6162/fax (401) 654-6163

/s/ John Ennis  
John Ennis, Esq.  
1200 Reservoir Avenue  
Cranston, RI 02920  
401-946-9230

Dated: 8/13/2010

Dated: 8/13/2010

Enter:



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Arthur N. Votolato  
United States Bankruptcy Court Judge

Order:

cal

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Deputy Clerk

Dated: 8/17/2010

Entered on docket: 8/17/2010

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**CERTIFICATION OF SERVICE**

I hereby certify that on August 13, 2010, I electronically filed a proposed Consent Order with the Clerk of the Bankruptcy Court for the District of Rhode Island using the CM/ECF System. The following participants have received notice electronically:

John B. Ennis, Esq.	<a href="mailto:jbelaw@aol.com">jbelaw@aol.com</a>
John Boyajian, Esq.	<a href="mailto:john@bhrlaw.com">john@bhrlaw.com</a>
Gary L. Donahue, Esq.	<a href="mailto:ustpreion01.pr.ecf@usdoj.gov">ustpreion01.pr.ecf@usdoj.gov</a>

And I hereby certify that I have mailed by United States Postal Service, the document electronically filed with the court to the following non CM/ECF participants:

Joseph Morel and Pamela Morel  
275 Frenchtown Road  
East Greenwich, RI 02818

Ocwen Loan Servicing, LLC  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409

/s/ Joseph M Dolben